

DELEGATED DECISION REPORT

SMD/2021/0743
Valid 16/11/2021

MOUNT PLEASANT FARM
WINDYCOTE LANE
DILHORNE

ERECTION OF
AGRICULTURAL BUILDING

(FULL - MINOR)

MAIN ISSUES

- Green belt
- Design
- Neighbour amenity
- Impact on character and appearance
- Agricultural need
- Coal risk

DESCRIPTION OF SITE

Previously undeveloped rural field in sparse landscape. The application site red edge overlaps substantially with the site of recent approval SMD/2020/0540. The plot shares the same western boundary of the approved scheme but the eastern boundary is moved over by about 5.66m making the plot wider. As before, the plot is bounded by the road on the north side and the southern boundary follows the same line as in the approved scheme albeit extended eastwards.

PROPOSAL

This has not been submitted as a free go – given the increased red edge it would not be eligible and a fee of £96 is recorded as having been paid. From the applicant's planning statement:

“This is a second attempt application which seeks consent for the erection of a general purpose agricultural building on the agricultural holding. Whilst the previous application SMD/2020/0540 was approved by Staffordshire Moorlands District Council on 20th October 2021 this application seeks to re-site the building 10m to the east of the site originally proposed. No changes to the size and scale of the building are proposed which remain at 22.875m long x 15.2m wide. Visually the overall form, design and appearance of the building will be retained and the only changes relate to the repositioning of the door in the side elevation from the approved eastern elevation to the western elevation of the building. The approved access and track to serve the dwelling will also need to be repositioned to accommodate the revised siting of the proposed building.”

“During consideration of the previous application the siting of the approved agricultural building was amended to suit the Local Planning Authority. Essentially the building was brought forward towards the highway so that it was seen as part of the building group with the farmhouse and adjacent detached outbuildings rather than appear as an isolated structure within the wider

holding. The revised siting of the agricultural building sought as part of this application reinforces this arrangement. Indeed positioning the building 10m further east than the approved siting brings the building further towards the grouping of existing buildings and reinforces its association with them. In visual amenity terms therefore the revised siting of the approved building would have no greater impact upon the character and appearance of the open countryside than that previously held to have been acceptable.”

Whilst the building size and form remains as before the plot is increased from c.865m² to c.1100m². The additional plot would comprise additional concrete yard space. The building would be re-orientated so that it presents an operational yard and doorway to the west rather than a blank wall on the land boundary. A blank wall is now presented to the east elevation towards the dwelling. As previously there is also a doorway facing across a concrete yard towards the public road.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS10 Other Rural Areas Area Strategy
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources
- T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG

Core Strategy Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0540 – erection of agricultural building – approved

SMD/2018/0722/proposed livestock building and new access – refused

SMD/2017/0534 Proposed livestock building and new access track – refused

SM90-0940 Stables and Tack Room – approved

Numerous applications for domestic extensions and alterations to the main house.

CONSULTATIONS

Publicity

Site Notice expiry date: 26th Jan 2022
Neighbour consultation period ends: 9th Dec 2020
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Dilhorne Parish Council – none received

Staffordshire County Council Highways

No objection subject to conditions:

- (i) The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous or suitably hard material for a minimum distance of 5m back from the site boundary in accordance with the approved plan.
- (ii) Any gates shall be located a minimum of 5m rear of the carriageway boundary and shall open away from the highway.

Informative re 'permit to dig' requirement.

OFFICER COMMENTS

Principle of Development

The principle has largely been established with the granting of the earlier permission for a building of the same form and function. Although the building would be re-positioned – but overlapping with the previous building position – and the associated operational curtilage would be increased, the new expanded site brings no change in the planning status of the land affected. Being an agricultural development in the Green Belt the application meets the exception at NPPF(2021) 149(a) and would not be inappropriate. The remaining considerations are impact on landscape character and appearance, neighbour amenity and the overall design.

Design

As a result of the revised layout the development would be to some extent opened up to the surrounding land to the west. The applicant's planning statement points out

that the building itself would be brought slightly closer to the existing Mount Pleasant farm house to the east and that the LPA had previously sought to encourage this tighter grouping to reduce the general 'spread' of development into the fields.

Condition 5 on the previous permission was a requirement to provide landscape planting and that this *"shall in particular provide for reinforcement of existing hedgerows to the west site boundary and planting of new native species hedgerows, to the roadside (north) site boundary"*. With a similar condition the slight adverse effect of an expanded operational yard, also now more exposed to the west, can be mitigated sufficiently to ensure the scheme remains acceptable in the location.

Amenity

No issues to affect neighbour amenity are identified neither due to the building size or position nor its use.

Highway Safety

There may be some slight re positioning in the access from that approved previously on to a straight stretch of unclassified single track road (D1175) Windycote Lane. Attach conditions and informative.

CONCLUSION / PLANNING BALANCE

Subject to the same conditions as attached to the previous consent, approve. Whilst this approval if granted would result in two developments being consented to at the same premises they cannot both be implemented in strict accordance with the approved plans as the buildings overlap. Therefore the applicant must choose which consent they wish to implement.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Arne Swithenbank

Recommendation Date: 26th Jan 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council